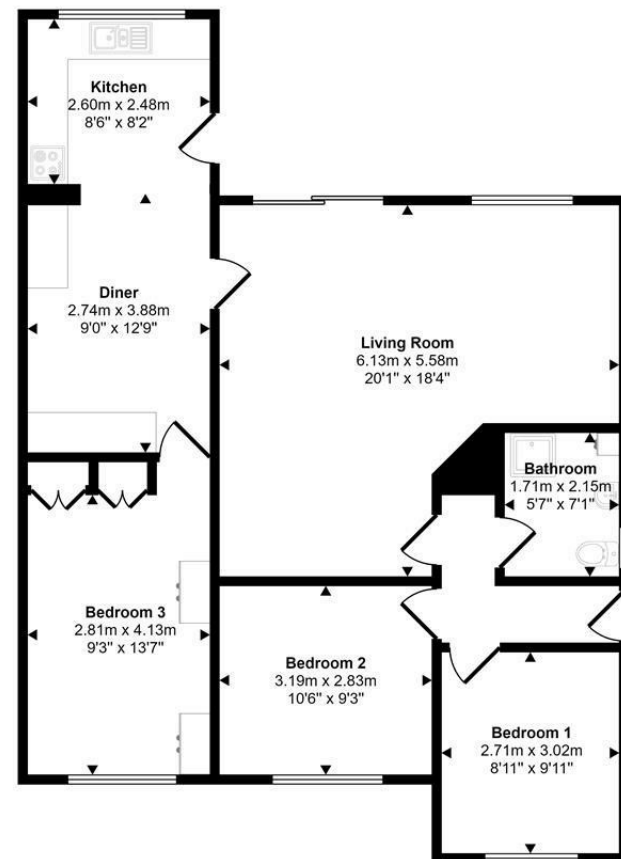


Approx Gross Internal Area  
87 sq m / 935 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. Mains Gas, Mains Water Mains Drainage and Mains Electric

TAX: Band C

HEATING: Gas Central Heating Mains Drainage and Mains Electric

FACEBOOK INSTAGRAM & TWITTER

Be sure to follow us on Twitter: @ VVWProps

<https://www.facebook.com/westwalesproperties/>

SSG/ESL/122025/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

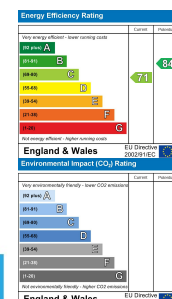


### 35 Neyland Heights, Neyland, Milford Haven, Pembrokeshire, SA73 1RQ

- Semi Detached Bungalow
- Bathroom
- Lounge/Dining Room
- Close To Local Amenities
- Gas Central Heating
- Three Bedrooms
- Kitchen
- Countryside Views
- Garden
- EPC RATING: C

Offers Over £200,000

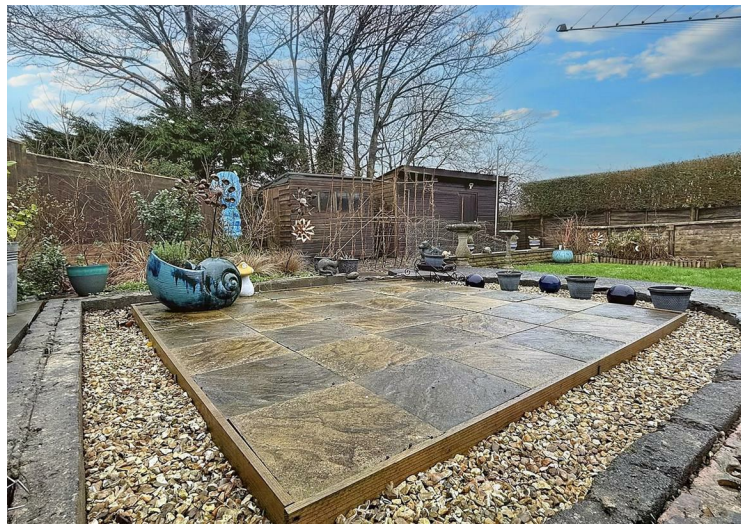
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**The Agent that goes the Extra Mile**





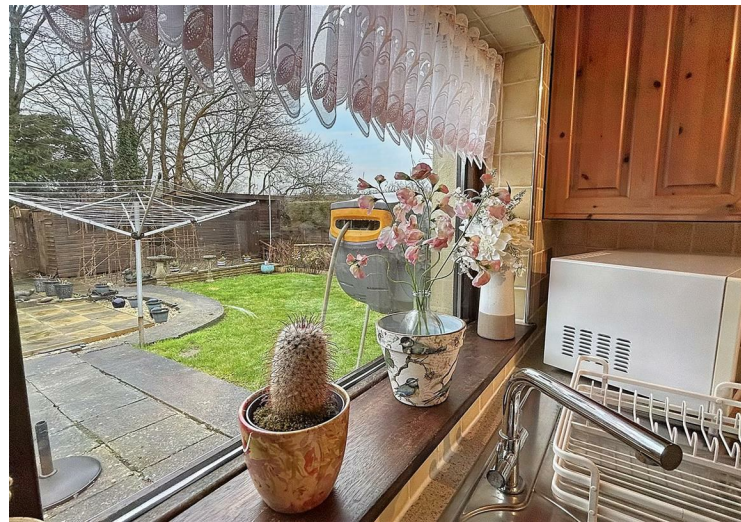
A semi-detached bungalow located on a cul-de-sac on the edge of Neyland Town, close to local amenities. The property benefits from gas central heating and double glazing.

The layout briefly comprises the entrance hall, lounge/dining room, kitchen/diner, three bedrooms, and bathroom.

Externally to the rear of the property, there is a garden which is laid to lawn with bordered shrubs and a sizable block paved area to enjoy Al Fresco dining. The lower part of the garden is currently being utilised as a kitchen garden with vegetable plots, potting/storage shed, with wonderful views of the countryside

The town centre of Neyland, with its variety of local shops and pubs and take-aways, is on your doorstep and other local amenities are close by including the primary school, Neyland Yacht Club, and the Marina with its Bar/Restaurant and promenade. Neyland is also served by several bus routes. Haverfordwest, Milford Haven and Pembroke are all within easy driving distance and offer a wider range of amenities, including hospital, train stations, libraries, cinema, theatre, supermarkets, retail parks etc.

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### DIRECTIONS

From our Milford office proceed towards Steynton. Upon reaching the Horse and Jockey public house turn right. Carry straight on at the first roundabout and at the second roundabout take the exit for Neyland. Continue along Honeyborough Road in to Neyland and take the second right in to James st. At the bottom of the road Neyland Heights is straight ahead follow road to the end of the cul de sac and the property will be found on the left hand side. What3Words: scratches.judges.admire

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.